

**PB# 73-3**

**Geysen Park**

Geyser Parks

73-3

1

approved 12/11/74  
given to T.C.  
12/12/74 9:15 AM  
S.H.

2

## GENERAL RECEIPT

Town of New Windsor, N. Y.

No 2193

Received of Raymond A. Carr (Heron Park) Dec. 12, 1974  
One hundred sixty five and 00/100 \$ 165.00  
Subdivision Fee - 3 Lots Dollars

### DISTRIBUTION:

FUND	CODE	AMOUNT

Deputy Town Clerk  
TITLE

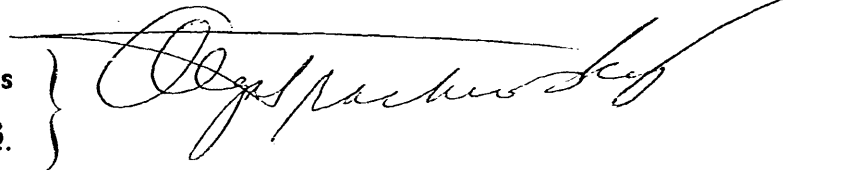
BY Pauline Townsend

NOTICE OF PUBLIC HEARING  
TOWN OF NEW WINDSOR  
PLANNING BOARD  
PLEASE TAKE NOTICE, that the  
Planning Board of the Town of  
New Windsor, Orange County, New  
York, will hold a public hearing  
pursuant to Section 276 of the  
Town Law on the application of  
I. HERSKOWITZ for preliminary  
approval of a Subdivision Plat of  
lands located on the west side  
of Station Road approximately 1500  
feet south of Route 207 and con-  
sisting of seventeen (17) lots.  
The hearing will be held on  
the 14th day of March, 1973, at  
8 o'clock P.M. at the Town Hall,  
555 Union Avenue, New Windsor,  
New York, at which time all in-  
terested persons will be given an  
opportunity to be heard.  
By Order of the Planning Board  
Town of New Windsor  
JOSEPH TALLARICO  
Chairman  
Dated, February 28th, 1973.  
Mar. 3.

State of New York  
County of Orange, ss:

Olga Trachewsky, being duly sworn deposes and  
says that <sup>she</sup> ~~he~~ is Principal Clerk of Newburgh-  
Beacon News Co., Inc., Publisher of The Evening News,  
a daily newspaper published and of general circulation in  
the Counties of Orange and Dutchess, and that the notice  
of which the annexed is a true copy was published .....  
One Time  
in said newspaper, commencing on the 3rd day of  
March A.D., 1973, and ending on  
the 3rd day of March A.D., 19 73

Subscribed and sworn to before me this  
5th day of March 19 73.

  
Robert F. Wecht

Notary Public of the State of New York, County of Orange.  
MY COMMISSION EXPIRES MARCH 30, 19 74



BERNARD KESSLER, P.E.

*Consulting Engineer*

6 FLEETWOOD AVENUE

Spring Valley, N.Y. 10977

(914) 356-0217

November 27, 1974

Town of New Windsor Planning Board

Subject: Geysen Park

The road dedication description for the above subdivision is as required and the plat may be approved.

A handwritten signature in cursive script, reading "Bernard Kessler". The signature is written in dark ink and is positioned to the right of the typed text.

DESCRIPTION OF PARCEL TO BE CONVEYED  
FOR ROAD PURPOSES  
(STATION ROAD)

Beginning at a point in the physical centerline of Station Road where the same is intersected by the division line of lands of property now or formerly Israel Herskowitz on the south and property now or formerly Joseph Mauro, Jr. on the north, and running thence;

1) S 27° - 20' - 40" W 290.26 feet along the physical centerline of Station Road to a point, thence;

2) S 28° - 31' - 50" W 417.80 feet along the same to a point, thence;

3) S 29° - 38' - 15" W 553.45 feet along the same to a point, thence;

4) S 29° - 31' - 00" W 360.00 feet along the same to a point, thence;

5) S 28° - 13' - 30" W 363.23 feet along the same to a point, thence;

6) N 59° - 05' - 00" W 25.01 feet to a point in new westerly line of Station Road, (as widened to 25'± from the aforementioned centerline of Station Road), thence;

7) N 28° - 47' - 20" E 1985.55 feet along the same to a point, thence;

8) S 56° - 46' - 00" E 25.07 feet to the point or place of beginning.

Prepared by: M.L.R.

Checked by: R.M.

RAIMONDI ASSOCIATES, P. C.  
CONSULTING CIVIL ENGINEERS  
P. O. BOX 255  
110 STAGE ROAD, MONROE, N. Y. 10950  
—  
(914) 782-8681-2

LOUIS A. RAIMONDI, PE, LS, PP  
RONALD ROTHENBERG, PE  
~~XXXXXXXXXXXXXXXXXXXX~~

1350 ROUTE 23  
WAYNE, N. J. 07470

December 6, 1974

Mr. Howard Collett  
Building Inspector  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

Re: Geysen Park - Section I  
Our File No. 72-700

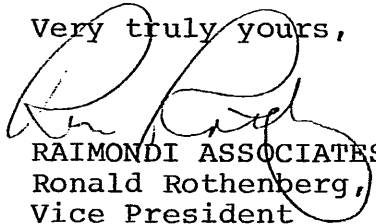
Dear Mr. Collett:

The Planning Board Chairman, Mr. Loscalzo, suggested I leave the attached plans and correspondence at your office. He indicated that this matter would be discussed under correspondence at the next Planning Board meeting of the Town of New Windsor.

Please advise Mrs. Hasstenteufel of this matter. I will try to contact her also.

Thank you for your time.

Very truly yours,

  
RAIMONDI ASSOCIATES, P.C.  
Ronald Rothenberg, P.E.  
Vice President

RR:df

Attachment

Original Linen Tracings (2 Sheets)  
Letter from B. Kessler

#9 on the Agenda:

Cimorelli Site Plan #74-40  
Located on Temple Hill Road

Cancelled.

#10 on the Agenda:

CORRESPONDENCE

Hearing no objections a memo dated November 15, 1974 from Town Engineer Paul Cuomo with reference to Windsor Country Club Estates Lighting was recorded received and filed.

Hearing no objections a letter dated Nover 20, 1974 from Daniel C. McCarville with reference to the rezoning meeting held at the Temple Hill School and his comments and observations was recorded received and filed.

Hearing no objections a letter dated November 23, 1974 from the Zoning Board of Appeals and the date for the G.A..F. Public Hearing to be December 2, 1974 at 7:45 p.m. Also the Kearney matter will also be heard on that date was recorded received and filed.

Hearing no objections a letter dated Noveber 25, 1974 from the New York State Park and Recreation re: Recycling Operation in New Windsor. They wish to be informed of the currenct status within the Town of New Windsor, was recorded received and filed.

Secretary to write to the New York State Park and Recreation informing them that this is a dead issue.

Hearing no objections, so ordered.

Hearing no objections a letter dated December 2, 1974 from Mr. Vincent Biagini with reference to a six (6) months extension for Toleman Estates, Stage II located on Toleman Road was recorded received and filed.

Motion by Mr. Spignardo seconded by Mr. Jones that the New Windsor Planning Board grant a six (6) month extension to preliminary approval to Farview Homes (Toleman Estates Stage II, Toleman Road. Vote: all ayes. Motion carried

Hearing no objections a letter dated December 5, 1974 from Dr. John Battles of the Cornwall School District with refreence to a request for a meeting between members of the Board of Education and the Planning Board concerning school services for the children of New Windsor Section of the Cornwall School District. They can meet if given 48 hours notice at any time. This letter was recorded received and filed. Chairman Loscalzo stated this meeting would be held on December 12, 1974 at 5:00 p.m. at the Town Hall and asked Board members to attend.

Correspondence continued

Hearing no objections a copy of the November 1974 Building Permits issued by Building Inspector Collett was recorded received and filed.

Hearing no objections a copy of a letter dated December 6, 1974 from Raimondi Associates with reference to Geysen Park Sect. I Chairman Loscalzo: This is a three (3) lot subdivision. The last hold up was road description. Chairman Loscalzo read Mr. Kessler's review also of Geysen Park. Road dedication description of this subdivision is as required. Plot may be approved. *file #150 pd.*

Motion by Mr. Spignardo seconded by Mr. Cimorelli that the New Windsor Planning Board approve the 3 lot subdivision of Geysen Park located on Station Road.  
Vote: all ayes, Motion carried.

Hearing no objections a letter dated December 3, 1974 from the Bureau of Fire Prevention approving the GAF Site Plan was recorded received and filed.

#11 on the Agenda:

Minutes November 1974

Motion by Mr. Spignardo seconded by Mr. Jones that the New Windsor Planning Board approve the minutes of the November Meeting. Vote: All ayes, Motion carried.

#12 on the Agenda:

Adjournment

Motion by Mr. Argenio seconded by Mr. Spignardo that the New Windsor Planning Board adjourn the December 11, 1974 meeting at 10:55 P.M. Vote: all ayes, Motion carried.

Respectfully submitted,

*Shirley B. Hassdenteufel*

SHIRLEY B. HASSDENTEUFEL  
Recording Secretary

*Alfred F. Cavalari & Elia M. Larocca*  
ATTORNEY AT LAW  
P. O. BOX 276  
VAILS GATE, NEW YORK 12584  
TELEPHONE: AREA CODE 914 JO 1-5969

XXXXXXXXXXXXXXXXXX

October 30, 1974

Mr. Joseph Loscalzo, Chairman  
New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12550

Re: Geysen Park Subdivision

Dear Mr. Loscalzo:

Replying to your letter of September 12th to the Town Board, I have examined the deed and accompanying papers and find same to be in good form. I, of course, have not checked out the description since I did not have a map, but assume that you have done that.

Assuming that you have the original deed and mortgage release from Olsen and Ulland, you may now take your next appropriate step. The deed and mortgage release should be, of course, recorded with the Orange County Clerk. After you do that you should receive a title insurance policy from U.S. Life. This will take a few weeks. If you have any questions, please do not hesitate to advise.

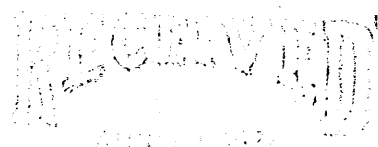
Yours truly,

*Alfred F. Cavalari*  
ec

ALFRED F. CAVALARI  
Town Attorney

AFC:ec

cc: Milton Fischer, Supervisor  
Town Board



P/B

WATER, SEWER, HIGHWAY REVIEW FORM:

8/8/74

The maps and plans for the Site Approval \_\_\_\_\_  
 Subdivision Super Pools as submitted by \_\_\_\_\_  
 for the building or subdivision of \_\_\_\_\_  
 has been reviewed by me and is approved ☒ disapproved \_\_\_\_\_

If disapproved, please list reason.

Joseph F. Vesely  
 HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
 WATER SUPERINTENDENT

\_\_\_\_\_  
 SANITARY SUPERINTENDENT

RECEIVED  
APR 24 1974

NEW WINDSOR PLANNING BOARD

**WATER, SEWER, HIGHWAY REVIEW FORM:**

The maps and plans for the Site Approval \_\_\_\_\_  
Geysen  
Subdivision Park as submitted by Raimondi Assoc.  
for the building or subdivision of Geysen Park  
has been reviewed by me and is approved \_\_\_\_\_ disapproved X

**If disapproved, please list reason.**

Roof drains and/or cellar drains not allowed on Station Road.

Pland so not show easement for water drainage north of Bowman  
and Lot 4.

Recommend this due to blacktop driveways and access roads to Lot  
1 and Lot 2 and future Section 2.

What does the future hold regarding these roads leading to Lots 1  
and Lot 2?

Are they to be dedicated to the Town?

Joseph F. Vasele  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT





OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

---

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

February 20, 1973

Mr. Herbert J. Fabricant  
Carpenter Place  
Monroe, New York 10950

RE: Geysen Park

Dear Mr. Fabricant:

According to my records, the attached list of property owners are within the five hundred (500) feet of the above mentioned property.

The charge for this service is \$15.00. Please remit same to the Town Clerk, Town of New Windsor.

Respectfully yours,

A handwritten signature in cursive script, reading "Ellsworth E. Weyant".

ELLSWORTH E. WEYANT  
Sole Assessor  
Town of New Windsor

EEW/pk  
enc.



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

Wolf, Henry & Kathryn ✓  
Edgewater Lane  
South Nyack, New York 10960

Williamson, Harry ✓  
21 South Airmont Road  
Suffern, New York

Rifflard, Arthur & Esther L. ✓  
Station Road  
Rock Tavern, New York 12575

Bowman, David J. & Dorothy ✓  
Station Road  
Rock Tavern, New York 12575

Solitron Devices, Inc. ✓  
256 Oak Tree Road  
Tappan, New York

Geysen, Charles D. & Eva J. ✓  
Station Road  
Rock Tavern, New York 12575

Geysen, Edmund L. & Rachel E. ✓  
Rock Tavern, New York 12575

Vinton, Arthur R. & Marie E. ✓  
Station Road  
Rock Tavern, New York 12575

Biagini, Vincent, William C. & Thomas Jr.  
Lakeside Road RD#4  
New Windsor, New York 12550

Toleman Enterprises, Inc.  
257 Main Street  
Cornwall, New York 12518

Halstead, James B. & Dorothy F. ✓  
Station Road  
Rock Tavern, New York 12575

Kean, Peter & Joan ✓  
Station Road  
Rock Tavern, New York 12575

*Ellsworth E. Weyant*  
ELLSWORTH E. WEYANT  
Sole Assessor  
Town of New Windsor

PLANNING BOARD ACTION ON SUBDIVISION APPLICATION

*Geysers Park*

*Sub. Division  
Lorrell Herndon  
2716 Maple  
Minneapolis, N.Y.*

1. Initial Application Received January 18, 1973

2. Pre-Application Approved Status (submit copies)

Approved \_\_\_\_\_

Rejected \_\_\_\_\_

Reasons therefore \_\_\_\_\_

3. Dates of Public Hearing \_\_\_\_\_

Date

Approval Date

4. Submission to Road Superintendent \_\_\_\_\_

Approval \_\_\_\_\_

5. Submission to Water Superintendent \_\_\_\_\_

Approval \_\_\_\_\_

6. Submission to Town Engineer \_\_\_\_\_

Approval \_\_\_\_\_

7. Municipal Water & Sewer District \_\_\_\_\_

Approval \_\_\_\_\_

8. Preliminary Approval Status (submit copies)

Approved Mar 28, 73

Rejected \_\_\_\_\_

Reasons Therefore \_\_\_\_\_

9. New York State Dept. of Health Approval \_\_\_\_\_

10. Payment of Filing Fee \_\_\_\_\_

Amount Paid \_\_\_\_\_

11. Parklands a) Lands Dedicated \_\_\_\_\_

b) Fees Paid \_\_\_\_\_

12. Road Performance & Maintenance Bond \_\_\_\_\_

13. Final Plat submitted \_\_\_\_\_

Approved \_\_\_\_\_

Rejected \_\_\_\_\_

Reasons therefore \_\_\_\_\_

14. Final Plat Resubmitted \_\_\_\_\_

Approved \_\_\_\_\_

*Land owned by  
Olsen & Island*

*40 Story  
4 North Main St.  
Pearl River, NY 10965*

*3/14/73*

Date January 10th, 1973

Application No. 73-3

APPLICATION FOR SUBDIVISION APPROVAL  
Town of New Windsor, Orange County, N.Y.

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision GEYSEN PARK
2. Location North side of Station Road
3. Acreage 42± 4. Number of lots 17 5. Zone R-A
6. Name & address of subdivider Israel Herskowitz, 27 West Maple Avenue, Monsey, New York
7. Name & address of record owner of land Olsen & Ulland, c/o Fury 4 North Main Street, Pearl River, New York 10965
8. Present and intended uses one family residences

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant

Israel Herskowitz  
Herbert J. Fabricant - Attorney

Adopted 10/5/70

COPY

March 1, 1974

Herbert Fabricant, Esq.  
Carpenter Place  
Monroe, New York

Re: Geyson Park - Town of New Windsor

Dear Mr. Fabricant:

Please be advised that in reference to your recent request regarding an extension of the preliminary approval heretofore granted, the Planning Board of the Town of New Windsor would like to discuss this matter further with you or one of the representatives of Geyson Park. Accordingly, you have been placed on the Planning Board agenda for March 13, 1974. If you are unable to make this meeting, please advise the secretary of the Planning Board.

Very truly yours,

AGA:ec

ANTHONY G. AUSTRIA, JR.  
Planning Board Attorney

cc: New Windsor Planning Board

February 14, 1974

Herbert Fabricant, Esquire  
Fabricant, Lipman, Kennedy & Sweeney  
One Harriman Square  
P.O. Box 60  
Goshen, New York 10924

RE: Geysen Park

Dear Mr. Fabricant:

The Planning Board met February 13, 1974  
and gave a decision on Geysen Park in the Town of New Windsor.  
The extension was denied.

The Subdivision will have to be re-  
submitted.

Respectfully,

JOSEPH LOSCALZO  
Chairman

JL:sh

February 14, 1974

Raimondi Engineering associates  
P.O. Box 348, 2 Carpenter Place  
Monroe, New York 10959

RE Geysen Park

Gentlemen:

The New Windsor Planning Board at their February 13, 1974 meeting denied the request for extension for preliminary approval of Geysen Park Subdivision in in Town of New Windsor.

Respectfully,

JOSEPH LOSCALZO  
Chairman

JL:sh

FEB 26 1974

ORANGE COUNTY DEPARTMENT OF HEALTH  
Division of Environmental Health

## CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLAN TOWN OF NEW WINDSOR

February 22, 1974

TO: Mr. Israel Herskowitz  
27 West Maple Avenue  
Monsey, New York 10952

2-27-74

The Orange County Department of Health certifies that a realty subdivision map entitled **Subdivision of Geysen Park - Section One (2 sheets)** located in the **Town of New Windsor** showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: **34.5** acres; Number of lots: **9**


Water supply: **Individual drilled wells**

Sewage disposal: **Individual subsurface disposal systems**

The owner intends to **sell lots only**

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchase of a lot sold without **water supply and sewage disposal** facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. THAT **individual water supply and sewage disposal facilities will no longer be constructed or used when public facilities become available.**
5. THAT no grading will be done in the area of the sewage disposal system except as otherwise shown on the approved plans.

  
M. J. Schleifer, P. E.  
Assistant Commissioner

Planning Board



LAW OFFICES  
FABRICANT, LIPMAN, KENNEDY & SWEENEY  
ONE HARRIMAN SQUARE  
P. O. Box 60, GOSHEN, NEW YORK 10924  
914 - 294-7944

HERBERT J. FABRICANT  
ALAN S. LIPMAN  
LAWRENCE X. KENNEDY  
JAMES G. SWEENEY

MONROE OFFICE  
THE COLONIAL BUILDING  
MONROE, NEW YORK 10950  
914 - 782-8211

April 19th, 1974.

Alfred P. Cavalari, Esquire,  
Vails Gate, New York.

Dear Mr. Cavalari:

Re: Geysen Park  
Town of New Windsor

I enclose herewith to you for your approval  
in connection with the above matter, the following:

1. Deed dated March 21st, 1974 made by Israel Herskowitz,  
Julius M. Jacobs and Louis Herskowitz, as Tenants in Common  
to the Town of New Windsor.
2. Certificate and Report of Title of US Life Title Insurance  
Company (No. 743600234).
3. Release of Part of Mortgaged Premises dated April 16th,  
1974 executed by Thorbjorn A. Olsen and Magne Ulland, releasing  
the piece dedicated to the Town of New Windsor for road purposes.

I would appreciate your examining the enclosures  
and advising the Chairman of the Planning Board of the Town of New  
Windsor that the dedication is in order.

I expect to be before the Planning Board on  
the evening of April 24th and hope that the approval of the enclosures  
by that time will not unduly press you.

Thank you.

Very truly yours,

hjf:w.  
encs.

HERBERT J. FABRICANT

cc Honorable Joseph Loscalzo -Chairman  
Planning Board

NOTICE OF PUBLIC HEARING  
TOWN OF NEW WINDSOR  
PLANNING BOARD

PLEASE TAKE NOTICE, that the Planning Board of the Town of New Windsor, Orange County, New York, will hold a public hearing pursuant to Section 276 of the Town Law on the application of I. HERSKOWITZ for preliminary approval of a Subdivision Plat of lands located on the west side of Station Road approximately 1500 feet south of Route 207 and consisting of seventeen (17) lots.

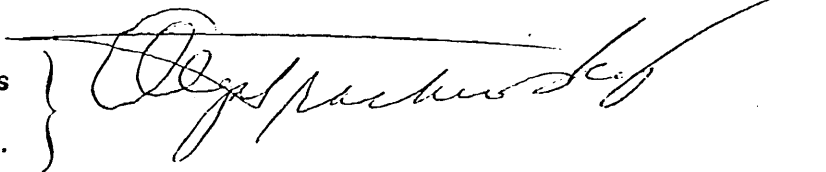
The hearing will be held on the 14th day of March, 1973, at 6 o'clock P.M. at the Town Hall, 555 Union Avenue, New Windsor, New York, at which time all interested persons will be given an opportunity to be heard.

By Order of the Planning Board  
Town of New Windsor  
JOSEPH TALLARICO  
Chairman  
Dated, February 28th, 1973.  
Mar. 3.

State of New York  
County of Orange, ss:

Olga Trachewsky , being duly sworn deposes and says that <sup>she</sup> ~~he~~ is ..... Principal Clerk ..... of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published .....  
One Time  
in said newspaper, commencing on the ..... 3rd ..... day of  
..... March ..... A.D., 1973 , and ending on  
the ..... 3rd ..... day of ..... March ..... A.D., 19 73

Subscribed and sworn to before me this  
..... 5th ..... day of ..... March ..... 19 73.



Notary Public of the State of New York, County of Orange.  
MY COMMISSION EXPIRES MARCH 30, 1974

NOTICE OF PUBLIC HEARING

TOWN OF NEW WINDSOR - PLANNING BOARD

PLEASE TAKE NOTICE, that the Planning Board of the Town of New Windsor, Orange County, New York, will hold a public hearing pursuant to Section 276 of the Town Law on the application of I. HERSKOWITZ for preliminary approval of a Sub-division Plat of lands located on the west side of Station Road approximately 1500 feet south of Route 207 and consisting of seventeen (17) lots.

The hearing will be held on the 14th day of March, 1973, at 8 o'clock P. M. at the Town Hall, 555 Union Avenue, New Windsor, New York, at which time all interested persons will be given an opportunity to be heard.

By Order of the Planning Board - Town of New Windsor

JOSEPH TALLARICO  
Joseph Tallarico - Chairman

Dated, February 28th, 1973.

BERNARD KESSLER, P.E.  
*Consulting Engineer*  
4 FLEETWOOD AVENUE  
Spring Valley, N.Y. 10977

914 356-0217

February 13, 1973

Town of New Windsor Planning Board

Subject: Geysen Park; Pre-Preliminary

Lots one through fourteen on this plan front directly on Station Road and thus pose no problem, however the access to the three rear lots (15, 16, and 17) is of doubtful use since grades on the entrance strips far exceeds 10%. Taking these lots individually, we have the following:

1. The 25' entrance of Lot #15 has maximum grades of 14% although the overall grade on this entrance could be reduced to 10% by proper grading..
2. Lot #16 has entrance grades of 20% unless it can be shown that the Central Hudson easement can be used for a driveway.
3. Lot #17 has entrance grades of 20% with no way to improve the situation unless the entrance is moved.

In addition to the above comments, since Station Road may become a major street in connection with the development of Stewart Field, I recommend that Section 6B(6) of the Subdivision Regulations be used. The Town should require dedication of 25' from the center line of the Road for possible future widening.

A new map should be submitted taking these comments under consideration.

*Bernard Kessler*

**WATER, SEWER, HIGHWAY REVIEW FORM:**

JAN. 19, 1973

The maps and plans for the Site Approval 1  
Subdivision Super Carb as submitted by Raymond Assoc.  
for the building or subdivision of \_\_\_\_\_  
has been reviewed by me and is approved \_\_\_\_\_ disapproved \_\_\_\_\_

If disapproved, please list reason.

I will have to see later plans before  
giving approval

Joseph F. Vesely  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

GEYSEN PARK S/D

✓  
WATER, SEWER, HIGHWAY REVIEW FORM:

January 17, 1973

The maps and plans for the Site Approval Geysen Park  
Subdivision \_\_\_\_\_ as submitted by Raimondi Associates  
for the building or subdivision of \_\_\_\_\_  
has been reviewed by me and is approved \_\_\_\_\_ disapproved XXXXX

If disapproved, please list reason.

Information necessary regarding disposal of waste material (sewage) before making a decision.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

✓  
\_\_\_\_\_  
WATER SUPERINTENDENT

Lyman H. Master  
SANITARY SUPERINTENDENT

BERNARD KESSLER, P.E.  
Consulting Engineer  
6 FLEETWOOD AVENUE  
Spring Valley, N.Y. 10977

914 356-0217

March 23, 1973

3/28/73

To: Town of New Windsor Planning Board

Subject: Geysen Park

Upon further review of this plan, I am still of the opinion that of the possible alternatives, the subdivision as presented is still the most desirable one. It makes the best use of the existing topography with as little disturbance to the land as possible. Most of the frontage on Station Road has reasonable slopes for 100' to 150' of depth. Beyond that the property drops sharply with grades exceeding 15% in all areas and exceeding 25% in some areas. This sharp drop would have to be crossed twice if a road was used to open the rear property to further subdivision. Profiles of such a proposed road indicate that fills of up to 20 feet would be necessary in order to meet the required maximum grade of 10%.

The creation of 2500' of town road which will allow the developer about 12 lots more than he has indicated, is not good economics for either the developer or the Town. It is a lot of road to build or maintain for so few additional lots.

The sight distances at this location on Station Road are good and it is possible to group the driveways so that there will be only 8 entrances. The following groupings of lot entrances should be made a condition of any approval.

1. Lot 1 - Single entrance at north end of property.
2. Lots 2, 3, & 17
3. Lots 4 & 5
4. Lots 6 & 7
5. Lots 8, 9, & 16
6. Lots 10 & 11
7. Lots 12 & 13
8. Lots 14 & 15

Lots 2 & 3 will require deeded rights of entrance from Lot 17. The same holds for Lots 8 & 9 from Lot 16.

Using the above groupings, the closest driveway entrances will be 250 feet apart. This distance, coupled with front entry driveways and the good sight distance minimize any danger on this road.

I thereby recommend that this plan receive preliminary approval so that percolation tests may proceed.

*Bernard Kessler*

PUBLIC HEARING

GEYSON PARK 73-3 Located on Station Road  
Held at NEW WINDSOR TOWN HALL  
NEW WINDSOR, NEW YORK, MARCH 14, 1973, 7:30 P.M.

Board Members Present: Chairman Joseph Tallarico, Lawrence Jones, Henry Van Leeuwen, Joseph Loscalzo, and Chester Palozzo.

BOARD Members Absent: Tom Dowd and Ernest Spignardo

Other Officials Present: Anthony Austria, Planning Board Attorney, Bernard Kessler, Engineer for Planning Board, and Howard Collett, Building Inspector.

Representing Geyson Park: Attorney Herbert Fabricant.

Mr Tallarico called Public Hearing on Geyson Park to order at 7:45 P.M.

Attorney Fabricant presented additional maps. Latest revision February 26, 1973.

Tallarico: asked if maps were marked January 9th, 1973 revised February 5, 1973. Do you all have them? Latest revision February 26, 1973.

Fabricant: I was told you wanted six (6) copies of the maps. Do you have them?

Tallarico: I would like to have Engineer Kessler's report of the Geyson Property.

Engineer Kessler: It is probably not the best layout. The only other alternative would have been chopping up the rear lots. This plan is more acceptable. Twelve (12) percent entrance driveways must be paved. A condition of the final approval should also be retaining walls. This layout is more acceptable even with additional entrances. Note on plan- Entrance driveways should be paved. Not shale..

Fabricant: This is contained in lower left hand corner. All adjacent driveways turn around for forward entry into Station Road. It should be pointed out that seventeen (17) lots have common driveways. It is possible to reduce penetrations to nine (9). I think this is very substantial. Fifteen (15) and fourteen (14) in common, twelve (12) and thirteen in common, eleven (11) and ten (10) in common. Nine (9) could be in common with sixteen (16) and eight (8). Seven (7) and six (6) in common. Five (5) and four (4) in common. Three (3), seventeen (17) and two (2) in common. Some could serve two (2) and some three (3). I think this complies with the suggestions made. Reservation of twenty five (25) feet from Station Road set forth.

Tallarico: Are there any questions from the board?

Jones: I have one. What about the drainage? The town could have problems. There is a natural drainage.

Fabricant: Drainage will be substantially away from road.



Attorney Fabricant: If the board has any suggestions how it is to be handled I would be happy to hear them.

Jones: I am not talking about that. Road drainage comes off the highway on to that property, right? Where will water go?

Attorney Fabricant: This could be taken up at the time when plans are submitted for building permits.

Jones: There is natural drainage.

Attorney Fabricant: It may require a catch basin or two.

Jones: This is going to be a problem for the Highway Department.

Fabricant: I thought the problems to the town is obliterated by the topography. The drainage from the parcel is not to the road. Drainage has to be diverted from the house.

Jones: You have natural drainage on to this property. There is no quams about this whatsoever. When this development is put in it will present problems to the Highway Department.

Attorney Fabricant: Drainage could be diverted into catch basins. May require a catch basin or two, to receive and divert in the way it went naturally before hand. It is a matter that could abide the event of final approval, if it gets that far, for it has to go to the Health Department.

Tallarico: Any other questions from the board.

Van Leeuwen: Yes, I have one. In some cases, not all of them, he is going to have to put culvert drains in.

Attorney Fabricant: Culverts will be under each driveway at the expense of the developer. Driveways also will be paved including the ones the Engineer suggested. The developer will have to shape it up with the Superintendent of Highways to make certain it is correct. I know in some communities there is a practice - the Highway Department putting in if you supply the culverts for they want to be sure it is done right. We will do it however the board wishes. I think it is quite true culverts have to be put in under each driveway.

Tallarico: Any questions Joe?

Loscalzo No.

Tallarico: Before opening this hearing to the public I would like to read a report from the Sanitary Department, dated January 17, 1973  
The maps disapproved by the Sanitary Department - Reason - Information necessary regarding disposal of waste material (sewage) before making a decision.

A report from the Highway Department dated January 19, 1973 -  
Requesting to see later plans before giving approval.

Tallarico: This meeting is now open to the public. The property known as Geyson Park. If there is anyone who wishes to speak,

Tallarico:(Continued) raise your hand, state your name and address please.

There were no questions from the floor.

Tallarico: No further questions - I hereby declare this Public Hearing closed at 8:20 P.M.

Jones: A motion to turn Geyson Park subdivision over to Engineer Kessler for further study and report back at the next meeting of the board.

Van Leeuwen: Seconded this motion.

Vote: All yes, Motion carried.

Respectfully submitted,

*Shirley B. Hassdenteufel*

Shirley Hassdenteufel  
Recording Secretary

2/13/74  
79

LAW OFFICES  
FABRICANT, LIPMAN, KENNEDY & SWEENEY  
ONE HARRIMAN SQUARE  
P. O. Box 60, GOSHEN, NEW YORK 10924  
914 - 294-7944

HERBERT J. FABRICANT  
ALAN S. LIPMAN  
LAWRENCE X. KENNEDY  
JAMES G. SWEENEY

MONROE OFFICE  
THE COLONIAL BUILDING  
MONROE, NEW YORK 10950  
914 - 782-8211

February 4th, 1974.

Honorable Joseph Loscalzo,  
Chairman - Planning Board  
Town of New Windsor,  
Town Hall,  
New Windsor, New York.

Dear Mr. Chairman:

Re: Geysen Park  
Town of New Windsor

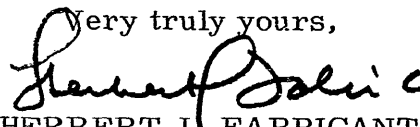
Preliminary approval of the above captioned plat was  
given more than six months ago.

The time intervening between preliminary approval and  
the present has largely been preempted by the effort to establish suitable  
percolation for three or four lots shown on the preliminary plat. As a  
consequence of the extent of the passage of time necessitated by in-house  
review and findings of the County Department of Health, the preliminary  
approval would appear to have lapsed. This has occurred primarily as  
a result of inadvertence.

The purpose of this letter is to request that the Planning  
Board extend the time within which the preliminary approval shall be  
in force for an additional six (6) months to allow a solution of the percu-  
lation problems that exist on the few lots where it is a problem.

It would be most appreciated if you would raise this matter  
with your Board at your next regular meeting and advise the undersigned  
of any action taken on this request.

Thank you kindly.

Very truly yours,  
  
HERBERT J. FABRICANT

hjf:w.

2 2-27-74

LAW OFFICES  
FABRICANT, LIPMAN, KENNEDY & SWEENEY  
ONE HARRIMAN SQUARE  
P. O. BOX 60, GOSHEN, NEW YORK 10924  
914 - 294-7944

HERBERT J. FABRICANT  
ALAN S. LIPMAN  
LAWRENCE X. KENNEDY  
JAMES G. SWEENEY

MONROE OFFICE  
THE COLONIAL BUILDING  
MONROE, NEW YORK 10950  
914 - 782-8211

February 19th, 1974.

Honorable Joseph Loscalzo,  
Chairman - Planning Board,  
Town of New Windsor,  
555 Union Avenue,  
New Windsor, New York 12550.

Dear Mr. Chairman:

Re: Geysen Park  
Town of New Windsor

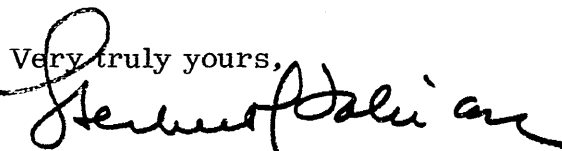
I have your letter of February 14th, 1974 responding to mine of February 4th as respects the above captioned subdivision.

I am of the impression that your Board was principally concerned that preliminary approvals should not be given and then (by the developer) consigned to the limbo of forgotten things. Where the time lag (after preliminary approval) is not a result of inactivity by the developer but rather by others (with whom the developer must necessarily be involved), - I am of the impression your Board would be sympathetic to extending the time within which preliminary approval would remain effective.

As I indicated in my letter to you, the passage of time in the instant case has been the result of attempting to effect clearance from the County Department of Health, rather than any indolence on the part of the owner.

In the circumstances, I request your Board reconsider the denial of the extension and the requirement that the entire subdivision be resubmitted.

Thank you.

Very truly yours,  
  
HERBERT J. FABRICANT

hjf:w.

2-27-74 S

LAW OFFICES  
FABRICANT, LIPMAN, KENNEDY & SWEENEY  
ONE HARRIMAN SQUARE  
P. O. Box 60, GOSHEN, NEW YORK 10924  
914 - 294-7944

HERBERT J. FABRICANT  
ALAN S. LIPMAN  
LAWRENCE X. KENNEDY  
JAMES G. SWEENEY

MONROE OFFICE  
THE COLONIAL BUILDING  
MONROE, NEW YORK 10950  
914 - 782-8211

February 26th, 1974.

Honorable Joseph Loscalzo,  
Chairman - Planning Board, Town of New Windsor,  
555 Union Avenue,  
New Windsor, New York 12550.

Dear Mr. Chairman:

Re: Geysen Park - Town of  
New Windsor

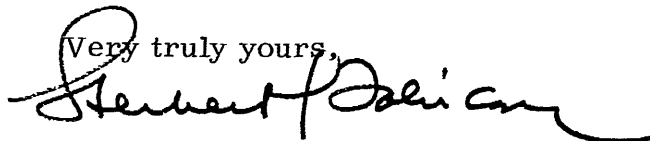
I wrote to you on February 19th, 1974 re-  
questing reconsideration of the Board's determination not to ex-  
tend the time within which our preliminary approval would be  
meaningful.

In the last couple of days I have finally received  
from the Orange County Department of Health an approval of Geysen  
Park to the extent of nine of seventeen lots (Section 1). A copy of  
that **certificate** of approval is herewith enclosed.

In light of this recent communication, it is my  
hope that your Board will see fit on reconsideration to allow an  
extension of the preliminary approval at least in so far as Section  
1 is concerned.

Thank you.

Very truly yours,



HERBERT J. FABRICANT

hjf:w.  
enc.

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision XXXXXX as submitted by Raimondi Associates  
for the building or subdivision of Geyson Park Section One  
has been reviewed by me and is approved Conditional xxxx disapproved \_\_\_\_\_

If disapproved, please list reason.

1. Submitted plans must be approved by the Orange County Department of Health.
2. Submitted map, final map, April 1974 indicates lots one (1) thru nine (9) have percolation rates. No Sanitary permits shall be issued for other lots not indicated on map.
3. Any change in the designed septic system for each lot shown shall require submission of new plans for the individual septic system to the Planning Board.
4. A sanitary Permit must be purchased for individual systems and each septic system must be inspected by this department and recorded.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

*Lymant D. Marten*  
SANITARY SUPERINTENDENT

18 April 1974  
DATE

*Copy*

LAW OFFICES  
FABRICANT, LIPMAN, KENNEDY & SWEENEY  
ONE HARRIMAN SQUARE  
P. O. Box 60, GOSHEN, NEW YORK 10924  
914 - 294-7944

RECEIVED  
SEP 30 1974  
NEW YORK COUNTY CLERK  
OFFICE OF THE CLERK  
CLERK OF THE SUPREME COURT  
CLERK OF THE DISTRICT COURT  
CLERK OF THE COUNTY COURT  
CLERK OF THE JUDICIAL BRANCH

HERBERT J. FABRICANT  
ALAN S. LIPMAN  
LAWRENCE X. KENNEDY  
JAMES G. SWEENEY

MONROE OFFICE  
THE COLONIAL BUILDING  
MONROE, NEW YORK 10950  
914 - 782-8211

September 27th, 1974.

Julia M. Tuckosh, Town Clerk,  
Town of New Windsor,  
555 Union Avenue,  
New Windsor, New York.

Dear Mrs. Tuckosh:

Re: Geysen Park Subdivision

On September 12th, 1974 the Planning Board of the Town of New Windsor wrote to the Town Board of the Town of New Windsor, over the signature of Joseph Loscalzo, Chairman, in connection with the above captioned matter (copy enclosed).

On September 19th, 1974 I wrote to Mr. Alfred F. Cavalari enclosing deed of dedication, report of title company, release of part of mortgaged premises, with the request that he examine the documents and advised him at the same time that the Planning Board had requested the Town Board to refer the matter to him.

On September 23rd, 1974 the Town Attorney wrote to me returning the papers theretofore sent to him, and advising that it is his policy not to accept any work or any papers in connection therewith from any source other than the Town Board and further suggesting that I forward the papers to the Supervisor and if the matter is then referred to him, he will do what is necessary.

I am enclosing the papers to you and would ask that you be good enough to bring the matter to the attention of the Town Board as expeditiously as possible and if the matter is referred to the Town Attorney to forward the same on to him.

I thank you kindly.

Very truly yours,

HERBERT J. FABRICANT

hjf:w.  
encs.

c c Alfred F. Cavalari, Esquire

ORANGE COUNTY DEPARTMENT OF HEALTH  
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

December 10, 1974

TO: **Mr. Israel Merskowitz**  
**27 West Maple Avenue**  
**Monsey, New York 10952**

The Orange County Department of Health certifies that a realty subdivision map entitled **Subdivision of Geysen Park, Section Two (two sheets)** located in the **Town of New Windsor** showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: **3.5** acres; Number of lots: **3**

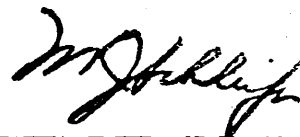
Water supply: **Individual drilled wells**

Sewage disposal: **Individual subsurface disposal systems**

The owner intends to **sell lots only.**

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchase of a lot sold without **water supply and sewage disposal** facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. **THAT individual water supply and sewage disposal systems will no longer be constructed or used when public facilities become available.**
5. THAT no grading will be done in the area of the sewage disposal system except as otherwise shown on the approved plans.



M. J. Schleifer, P. E.  
Assistant Commissioner



ORANGE COUNTY DEPARTMENT OF HEALTH  
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

June 10, 1974

SUPERVISOR'S OFFICE  
**RECEIVED**

JUN 11 1974

TO: Mr. Israel Herskowitz  
27 Maple Avenue  
Hempsey, New York 10952

TOWN OF NEW WINDSOR

The Orange County Department of Health certifies that a realty subdivision map entitled **Subdivision of Geyson Park - Section One (2 sheets)** located in the **Town of New Windsor** showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area:           **3 acres;**                   Number of lots: **3**  
Water supply:       **Individual drilled wells**  
Sewage disposal:   **Individual subsurface disposal systems**

The owner intends to **sell lots only.**

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchase of a lot sold without facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. THAT individual water supply and sewage disposal facilities will no longer be constructed or used when public facilities become available.
5. THAT no grading will be done in the area of the sewage disposal system except as otherwise shown on the approved plans.

  
M. J. Schleifer, P. E.  
Assistant Commissioner

*Town Clerk*

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY

# This Indenture,

Made the 16th day of April Nineteen hundred  
and seventy-four

Between THORBJORN A. OLSEN, residing at Stauslandsvingen,  
Sogne, Norway, and MAGNE ULLAND, residing at 268 Buena Vista Road,  
New City, Rockland County, New York, - - - - -

- - - - - parties of the first part,

and ISRAEL HERSKOWITZ, JULIUS M. JACOBS and LOUIS HERSKOWITZ, all  
residing at 1 Blauvelt Road, in the Hamlet of Monsey, Town of Ramapo,  
County of Rockland and State of New York, - - - - -

- - - - - parties of the second part,

Whereas, HERSKOWITZ & JACOBS, INC., 1 Blauvelt Road, Monsey,  
Rockland County, New York,

by Indenture of Mortgage, bearing date the 5th day of April  
nineteen hundred and seventy-three recorded in the office of the Clerk  
of the County of Orange, in Liber 1621 of Mortgages, of Section  
page 273, on the 12th day of April nineteen hundred  
and seventy-three, for the consideration therein mentioned, and to secure the payment of  
the money therein specified, did mortgage certain lands and tenements, of which the lands hereinafter  
described are part, unto THORBJORN A. OLSEN and MAGNE ULLAND

**And Whereas,** *the parties of the first part, at the request of the parties of the second part, has agreed to give up and surrender the lands hereinafter described unto the parties of the second part, and to hold and retain the residue of the mortgaged lands as security for the money remaining due on said mortgage.*

Now this Indenture Witnesseth, that the parties of the first part, in pursuance of said agreement, and in consideration of ONE AND 00/100 (\$1.00) - - - - - Dollars; lawful money of the United States - - - - - paid by the parties of the second part, does grant, release and quitclaim unto the parties of the second part, all that part of said mortgaged lands described as follows:

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of New Windsor, County of Orange and State of New York bounded and described as follows:

BEGINNING at a point in the physical centerline of Station Road wherethe same is intersected by the division line of lands of property now or formerly Israel Herskowitz, Julius M. Jacobs and Louis Herskowitz on the south and property now or formerly Joseph Mauro, Jr. on the north and running thence (1) S 27° 20' 40" 290.26 feet along the physical centerline of Station Road to a point, thence (2) S 28° 31' 50" W 417.80 feet along the same to a point, thence (3) S 29° 38' 15" W 553.45 feet along the same to a point, thence (4) S 29° 31' 00" W 360.00 feet along the same to a point, thence (5) S 28° 13' 30" W 363.23 feet along the same to a point, thence (6) N 59° 05' 00" W 25.01 feet to a point in new westerly line of Station Road, (as widened to 25' ± from the aforementioned centerline of Station Road), thence (7) N 28° 47' 20" E 1985.55 feet along the same to a point, thence (8) S 56° 46' 00" E 25.07 feet to the point or place of beginning.

STATE OF NEW YORK )  
COUNTY OF ROCKLAND ) ss.:

On the 16th day of April, nineteen hundred and seventy-four, before me came MICHAEL H. FURY, to me known and known to me to be the individual described in and who executed the foregoing instrument as the Attorney-in-Fact of THORBJORN A. OLSEN, and duly acknowledged before me that he executed the same as the act and deed of THORBJORN A. OLSEN therein described and therein mentioned by virtue of a Power of Attorney duly executed by THORBJORN A. OLSEN, dated July 26, 1971, which Power of Attorney was recorded in the Orange County Clerk's Office on April 12, 1973 in Liber 1939 of Deeds at Page 29.



ELEANOR FERRARO  
Notary Public, State of New York  
No. 44-6277635  
Residing in Rockland County  
My Commission Expires March 80, 1976

**Together** with the hereditaments and appurtenances thereunto belonging, and all the right, title and interest of the parties of the first part, of, in and to the same, to the intent that the lands hereby released may be discharged from said mortgage, and that the rest of the land in said mortgage specified may remain mortgaged to the parties of the first part as heretofore.

**To Have and to Hold** the lands and premises hereby released and quitclaimed to the parties of the second part, their heirs, successors and assigns, to their and their own proper use, benefit and behoof, forever, free, clear and discharged of and from all lien and claim under and by virtue of the indenture of mortgage aforesaid.

**In Witness Whereof**, the parties of the first part have affixed their hands and seals the day and year first above written.

In presence of:

THORBJORN A. OLSEN

*Thorbjorn A. Olsen*

By:

*Michael H. Fury*  
Michael H. Fury, as Attorney-in-Fact under Power of Attorney dated July 26, 1971

*Joan Sedlacek*

*Magne Ulland*  
Magne Ulland

STATE OF  
COUNTY OF

} ss.:

On the \_\_\_\_\_ day of \_\_\_\_\_ nineteen hundred and \_\_\_\_\_  
before me came \_\_\_\_\_ the subscribing  
witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly  
sworn, did depose and say that he resides \_\_\_\_\_

that he knows \_\_\_\_\_

to be the individual described in, and who  
executed the foregoing instrument; that he, said subscribing witness, was present, and saw  
execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

STATE OF NEW YORK }  
COUNTY OF ROCKLAND } ss.:

On the 16th day of April nineteen hundred and seventy-four  
before me came MAGNE ULLAND

to me known and known to me to be the individual described in, and who executed, the foregoing instrument, and acknowledged to me that he executed the same.

*Eleanor Ferraro*

ELEANOR FERRARO  
Notary Public, State of New York  
No. 44-6277535  
Residing in Rockland County  
My Commission Expires March 30, 1976

STATE OF }  
COUNTY OF } ss.:

On the day of nineteen hundred and  
before me came to me known, who,  
being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in, and which executed, the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by the order of the board of of said corporation; and that he signed his name thereto by like order.

Reserve this space for use of Recording Office.

THORBJORN A. OLSEN and  
MAGNE ULLAND

-to-

ISRAEL HERSKOWITZ,  
JULIUS M. JACOBS and  
LOUIS HERSKOWITZ

**Release**

PART OF MORTGAGED PREMISES.

Dated, April 16th, 1974

The land affected by the within instrument lies in

Record and return to

**FURY & KENNEDY**  
ATTORNEYS AT LAW  
RECKLASS NATIONAL BANK BUILDING  
4 NORTH MAIN STREET  
PEARL RIVER, N. Y. 10563



**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.**

**THIS INDENTURE**, made the 21<sup>ST</sup> day of March, nineteen hundred and seventy-four

**BETWEEN** ISRAEL HERSKOWITZ, residing at No. 27 West Maple Avenue, Monsey, New York, JULIUS M. JACOBS, residing at No. 1 Blauvelt Road, Monsey, New York and LOUIS HERSKOWITZ, residing at No. 28-34 - 203rd Street, Bayside, Long Island, New York, as Tenants in Common party of the first part, and

TOWN OF NEW WINDSOR, a municipal corporation with offices at No. 555 Union Avenue, New Windsor, New York

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, **FOR ROAD PURPOSES**

**ALL** that certain plot, piece or parcel of land, ~~with the buildings and improvements thereon erected~~ situate, lying and being in the Town of New Windsor, County of Orange and State of New York bounded and described as follows:

**BEGINNING** at a point in the physical centerline of Station Road where the same is intersected by the division line of lands of property now or formerly Israel Herskowitz, Julius M. Jacobs and Louis Herskowitz on the south and property now or formerly Joseph Mauro, Jr. on the north and running thence (1) S 27° 20' 40" W 290.26 feet along the physical centerline of Station Road to a point, thence (2) S 28° 31' 50" W 417.80 feet along the same to a point, thence (3) S 29° 38' 15" W 553.45 feet along the same to a point, thence (4) S 29° 31' 00" W 360.00 feet along the same to a point, thence (5) S 28° 13' 30" W 363.23 feet along the same to a point, thence (6) N 59° 05' 00" W 25.01 feet to a point in new westerly line of Station Road, (as widened to 25'± from the aforementioned centerline of Station Road), thence (7) N 28° 47' 20" E 1985.55 feet along the same to a point, thence (8) S 56° 46' 00" E 25.07 feet to the point of beginning

BEING and intended to be part of the premises conveyed to the Party of the First Part by deed dated April 26th, 1973 and recorded in the Office of the Clerk of the County of Orange on May 16th, 1973 in Liber 1942 of Deeds at page 641.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

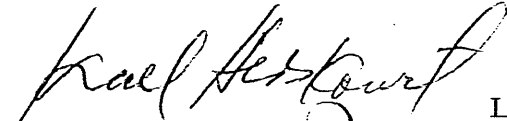
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

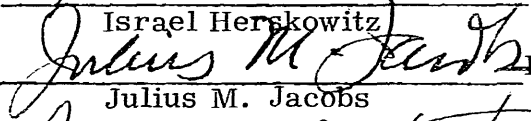
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

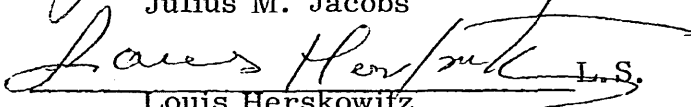
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
\_\_\_\_\_  
Israel Herskowitz L.S.

  
\_\_\_\_\_  
Julius M. Jacobs L.S.

  
\_\_\_\_\_  
Louis Herskowitz L.S.

STATE OF NEW YORK, COUNTY OF ORANGE SS:

On the 21<sup>ST</sup> day of March 19 74, before me  
personally came Israel Herskowitz and Julius M.  
Jacobs

to me known to be the individual<sup>S</sup> described in and who executed the foregoing instrument, and acknowledged that they executed the same.

**RICHARD M. MAHON**  
Notary Public State of New York  
Residing in Rockland County  
Commission expires March 30, 1995

STATE OF NEW YORK, COUNTY OF SS:

On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me personally came \_\_\_\_\_  
to me known, who, being by me duly sworn, did depose and say that \_\_\_\_\_ he resides at No. \_\_\_\_\_

that he is the  
of

in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF SS:

On the 25<sup>th</sup> day of March 1974, before me  
personally came Louis Herskowitz

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

*Louis Urbach*  
**LOUIS URBACH**  
 NOTARY PUBLIC, State of New York  
 No. 03-9416400  
 Qualified in Bronx County  
 Cert. filed in New York County  
 Commission Expires March 30, 1974

STATE OF NEW YORK, COUNTY OF SS:

On the                    day of                    19                    , before me personally came                    the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that                    he resides at No.                   

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

**Bargain and Sale Deed**  
WITH COVENANT AGAINST GRANTOR'S ACTS

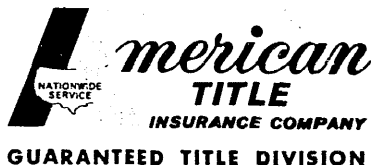
TITLE No.

ISRAEL HERSKOWITZ, JULIUS M.  
JACOBS and LOUIS HERSKOWITZ  
TO

TOWN OF NEW WINDSOR

STANDARD FORM OF  
NEW YORK BOARD OF TITLE UNDERWRITERS

*Distributed by*



SECTION

BLOCK

LOT

COUNTY OR TOWN

Recorded At Request of American Title Insurance Company

RETURN BY MAIL TO:

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

## Certificate and Report of Title

Certificate of Title No. 743600234

Purchaser or Borrower Town of New Windsor

Premises Orange County

Certifies to Fabricant, Lipman, Boyle & Kennedy, Esqs.

That it has examined title to the premises described in Schedule A and agrees to issue its policy in the amount of \$ 5,000 covering the interest to be insured, and the marketability thereof, excepting all loss or damage by reason of the estates, interests, defects, objections, liens, encumbrances and all other matters set forth herein or disclosed by continuation which are not disposed of to its satisfaction prior to the closing of title or issuance of the title policy (a) upon payment of its fees and appurtenant charges (b) after the closing instruments have been approved by the Company and duly recorded.

**This Certificate** shall be null and void (1) if the fees therefor are not paid (2) if the prospective insured, his attorney or agent makes any untrue statement with respect to any material fact or suppresses or fails to disclose any material fact or if any untrue answers are given to material inquiries by or on behalf of the Company (3) upon delivery of the policy. Any claim arising by reason of the issuance of this certificate shall be restricted to the terms and conditions of the standard form of insurance policy. If title, interest or lien to be insured was acquired by the prospective insured prior to delivery hereof, the Company assumes no liability except under its policy when issued.

The property covered by this certificate lies in

Section 29 Block 1 Lot 23

Dated 9 a.m. 3/19/74 Authorized Signature

Vice President

Redated

Closer

Questions regarding this report may be discussed with  Raymond Icobelli

This report of title is intended for lawyers only. Such exceptions as may be set forth herein may affect marketability of title. Your lawyer should be consulted before taking any action based upon the contents of this report. The company's representative at the closing hereunder may not act as legal advisor to any of the parties or draw legal instruments for them. Such representative is permitted to be of assistance only to an attorney. It is advisable to have your attorney present at the closing.

4/5/cp

See over for General Exceptions from Coverage, General Conditions and Closing Instructions.

## USLIFE TITLE INSURANCE COMPANY of New York

Certifies that a good and marketable title to the premises described in Schedule A, subject to the liens, encumbrances and other matters, if any, set forth in this **Certificate No.** 743600234 may be conveyed or mortgaged by:

ISRAEL HERSKOWITZ & JULIUS JACOBS & LOUIS HERSKOWITZ,

**Schedule B** in which we set forth the additional matters which will appear in our policy as exceptions from coverage, unless disposed of to the Company's satisfaction prior to the closing of title or issuance of the policy.

## Disposition

- |      |   |
|------|---|
|      | 1. Taxes, tax liens, tax sales, water charges, sewer rents and assessments as set forth herein.   |
|      | 2. Mortgages returned and set forth herein ( one ).   |
|      | 3. Rights of tenants or persons in possession, if any.  |
|      | 4. Covenants, restrictions, conditions, easements, reservations and other instruments of record affecting the use of the premises as set forth herein ( ).  |
|      | 5. Any state of facts which an inspection of the premises described in Schedule "A" would disclose.   |
| omit | 6. The exact location and dimensions of the boundary lines of the premises described in Schedule "A" will not be insured in the absence of a guaranteed survey.   |
| omit | 7. Any state of facts which an accurate survey might show including changes or alterations in street lines, if any.   |
| omit | 8. Underground encroachments and easements, if any, including pipes and drains and such rights as may exist for entry upon said premises to maintain and repair the same.   |
|      | 9. The amount of acreage is not insured.  |
|      | 10. No title is insured to any land lying within the lines of any street, road, avenue, lane, turnpike or highway in front of or adjoining the premises described in Schedule "A" or which may cross over the same.                 |
|      | 11. Subject to rights and easements if any acquired by any public utilities company to maintain its poles and operate its wires, lines, etc., in, to and over the premises herein and in, to and over the streets adjacent thereto. |
|      | 12. Franchise Taxes due from (Requisitioned from Albany)  |
|      | 13. Mortgage recorded in Liber 1621 mp 273 last held of record by Thorbjorn A. Olsen and Magne Ulland, to be considered and disposed of.  |

continued

Objections continued

14. Covenants and Restrictions in Liber 759 cp 238, Liber 1392 cp 563, Liber 1314 cp 567 and Liber 1408 cp 40.
15. Survey made by Floyd C. Carr dated 11/10/64 revised 12/15/64 and 1/10/73 of premises and more. Premises shown as vacant land. Station Road runs through premises. Stone wall along westerly boundaries; Central Hudson Gas & Electric Right of Way and trimming rights shown. Subject to any changes since 1/10/73.

# SCHEDULE "A"

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of New Windsor, County of Orange and State of New York, bounded and described as follows:

BEGINNING at a point in the physical centerline of Station Road where the same is intersected by the division line of lands of property now or formerly of Israel Herskowitz, Julius M. Jacobs and Louis Herskowitz on the South, and property now or formerly of Joseph Mauro, Jr. on the North, and running thence (1) South 27° 20' 40" West 290.26 feet along the physical centerline of Station Road to a point; thence (2) South 28° 31' 50" West 417.80 feet along the same to a point, thence (3) South 29° 38' 15" West 553.45 feet along the same to a point, thence (4) South 29° 31' 00" West 360.00 feet along the same to a point, thence (5) South 28° 13' 30" West 363.23 feet along the same to a point, thence (6) North 59° 05' 00" West 25.01 feet to a point in New westerly line of Station Road, (as widened to 25<sub>+</sub> feet from the aforementioned line of Station Road) thence (7) North 28° 47' 20" East 1985.55 feet along the same to a point, thence (8) South 56° 46' 00" East 25.07 feet to the point or place of beginning.



**MORTGAGE****Disposition**

Mortgagor, Herskowitz &amp; Jacobs, Inc.

Amount, \$ 60,000.00

Dated, 4/5/73

Rec.

Mortgagee, Thorbjorn A. Olsen &amp; Magne Ulland

Reel }  
Liber } 1621 p. 273

The above mortgage, unless it is to be insured, will appear as an exception in our title policy if not satisfied or otherwise disposed of. If it's status is in any way changed prior to closing, please notify the company. Inasmuch as the provisions of a mortgage are often modified by unrecorded agreements, and since all the terms and conditions of the above mortgage are not set forth, we suggest that you contact the mortgagee for further information.

## TAX SEARCH

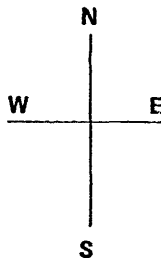
TOWN OF NEW WINDSOR

COUNTY OF ORANGE

STATE OF NEW YORK

SCHOOL DISTRICT C-2

Account No. 34415



The tax search made herein covers only the premises shown on diagram, and no search is made against any part of the street on which said premises abut.

Section

29

Block

1

Lot 23

Assessed Valuation

Land \$

Total \$

Some items returned hereon may have been paid but payment not officially posted. Receipted bills should be produced on closing. Policy does not insure against items not a lien up to the date of the policy, nor for installments for assessments due after date of this policy. Policy does not insure against pending assessments.

If premises are benefitted by a Real Estate Tax Abatement personal to an exempt owner; additional taxes may accrue or may have accrued due to a change in ownership or possession. Any restored taxes from the date of transfer of title or possession from the exempt owner, must be fixed and paid prior to closing of title.

ASSESSED TO: Herskowitz, Louis & Israel and Julius Jacobs

1974 State and County Tax: \$807.70 paid 1/10/74

1973-4 School Tax: \$1040.90 paid 9/25/73

A search in the Orange County Treasurer's Office shows that there are no unpaid taxes.

Water rates and sewer taxes - inquiry must be made if any are applicable.

## Closing Instruments

1. Deed (Designate kind)

Dated:

By \_\_\_\_\_

To \_\_\_\_\_

Cons. \_\_\_\_\_ Prem. \_\_\_\_\_

Recorded \_\_\_\_\_ Reel {  
Liber } \_\_\_\_\_ p \_\_\_\_\_

3. Mortgage (Designate kind)

Dated:

By \_\_\_\_\_

To \_\_\_\_\_

Amt. \$ \_\_\_\_\_ Prem. \_\_\_\_\_

Recorded \_\_\_\_\_ Reel {  
Liber } \_\_\_\_\_ p \_\_\_\_\_

5. Assignment of Mortgage

Dated:

By \_\_\_\_\_

To \_\_\_\_\_

Assigns Mortgage Reel {  
Liber } \_\_\_\_\_ p \_\_\_\_\_Recorded \_\_\_\_\_ Reel {  
Liber } \_\_\_\_\_ p \_\_\_\_\_7. Other Instruments  
(Designate kind)

Dated:

\_\_\_\_\_

\_\_\_\_\_

Recorded \_\_\_\_\_ Reel {  
Liber } \_\_\_\_\_ p \_\_\_\_\_

2. Deed (Designate kind)

Dated:

By \_\_\_\_\_

To \_\_\_\_\_

Cons. \_\_\_\_\_ Prem. \_\_\_\_\_

Recorded \_\_\_\_\_ Reel {  
Liber } \_\_\_\_\_ p \_\_\_\_\_

4. Mortgage (Designate kind)

Dated:

By \_\_\_\_\_

To \_\_\_\_\_

Amt. \$ \_\_\_\_\_ Prem. \_\_\_\_\_

Recorded \_\_\_\_\_ Reel {  
Liber } \_\_\_\_\_ p \_\_\_\_\_

6. Satisfaction of Mortgage

Dated:

By \_\_\_\_\_

To \_\_\_\_\_

Satisfies Mortgage Reel {  
Liber } \_\_\_\_\_ p \_\_\_\_\_Recorded \_\_\_\_\_ Reel {  
Liber } \_\_\_\_\_ p \_\_\_\_\_8. Other Instruments  
(Designate kind)

Dated:

\_\_\_\_\_

\_\_\_\_\_

Recorded \_\_\_\_\_ Reel {  
Liber } \_\_\_\_\_ p \_\_\_\_\_

## Closing Information

Title closed at office of \_\_\_\_\_ by \_\_\_\_\_ on \_\_\_\_\_

Sellers \_\_\_\_\_

Represented By \_\_\_\_\_ Address \_\_\_\_\_

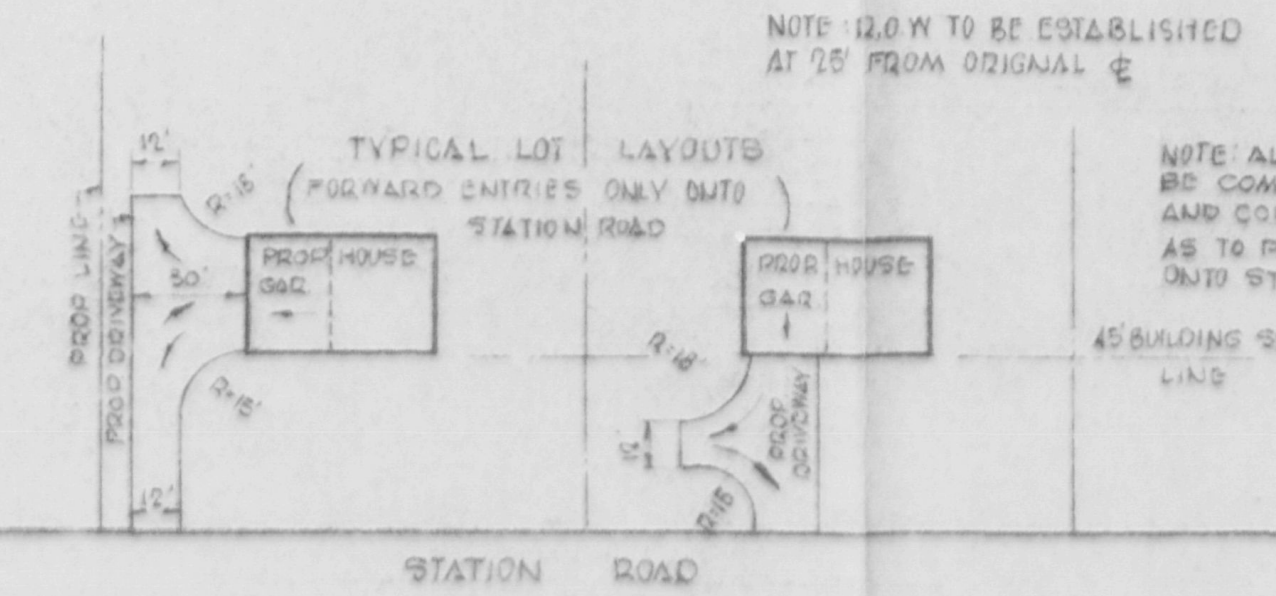
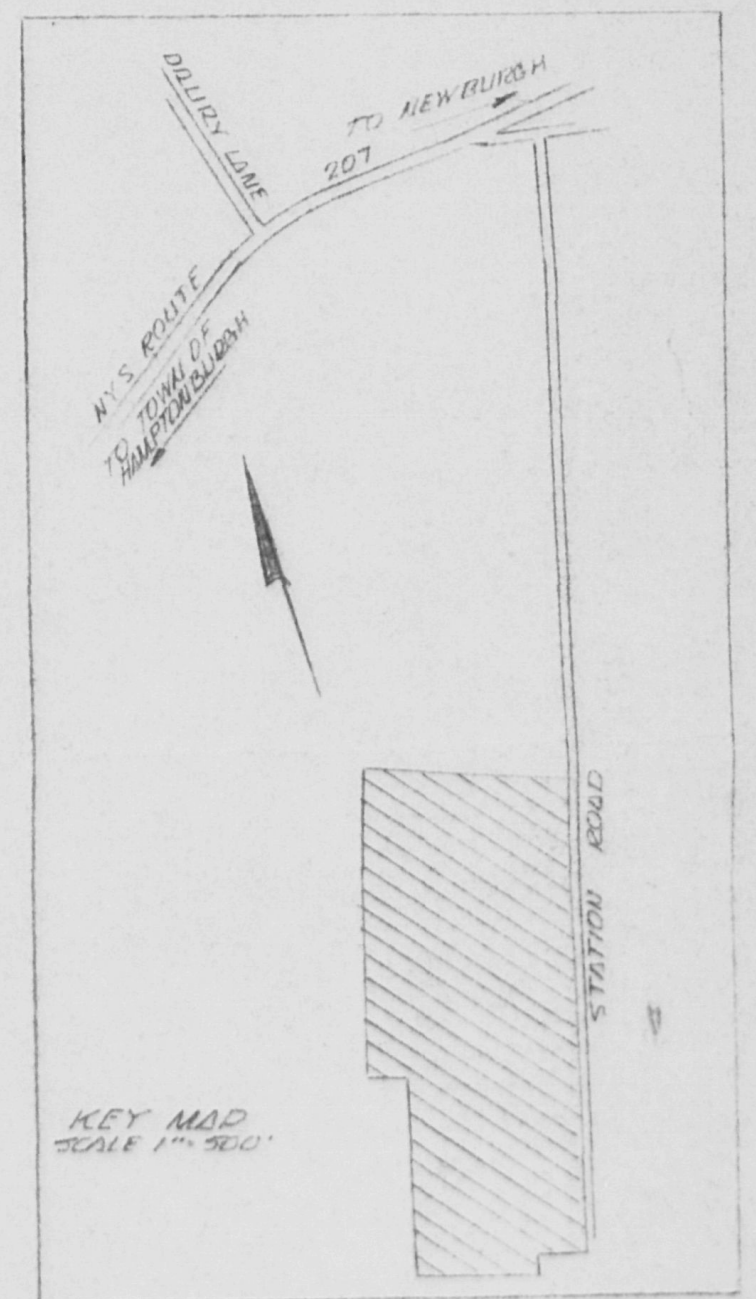
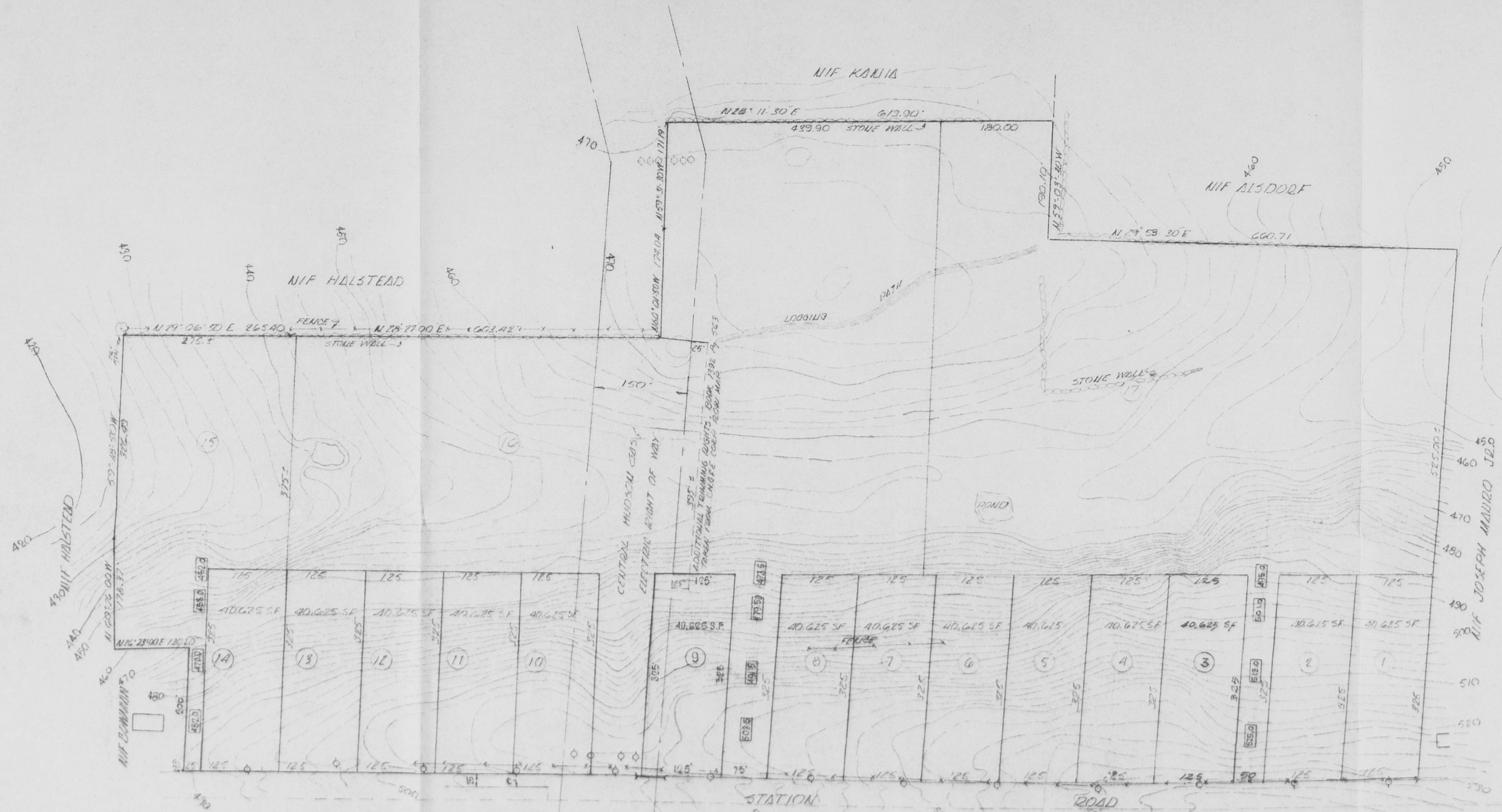
Mortgagors or Purchasers \_\_\_\_\_

Represented By \_\_\_\_\_ Address \_\_\_\_\_

For Mortgagee \_\_\_\_\_

Others \_\_\_\_\_ Insure No. \_\_\_\_\_





NOTE: 12.0' W TO BE ESTABLISHED AT 25' FROM ORIGINAL E

NOTE: ALL ADJACENT DRIVEWAYS TO BE COMMON WHERE POSSIBLE AND CONSTRUCTED IN A MANNER AS TO PROVIDE FOR FORWARD ENTRY ONTO STATION ROAD.

45' BUILDING SETBACK LINE

BOUNDARY DATA SHOWN IS IN ACCORDANCE WITH SURVEY BY FLOYD S. COZZI, DATED 11-10-64, REV 12-15-64, 1-10-73.

TOWN OF NEW WINDSOR  
TAX MAP  
SECTION 29  
BLOCK 1  
LOT 29

RECORD OWNER  
KLAND FOKSON  
% M. FURY  
4 N. MAIN ST. PERAL PARK, N.Y.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 27(1)(b) OF THE NEW YORK STATE EDUCATION LAW.

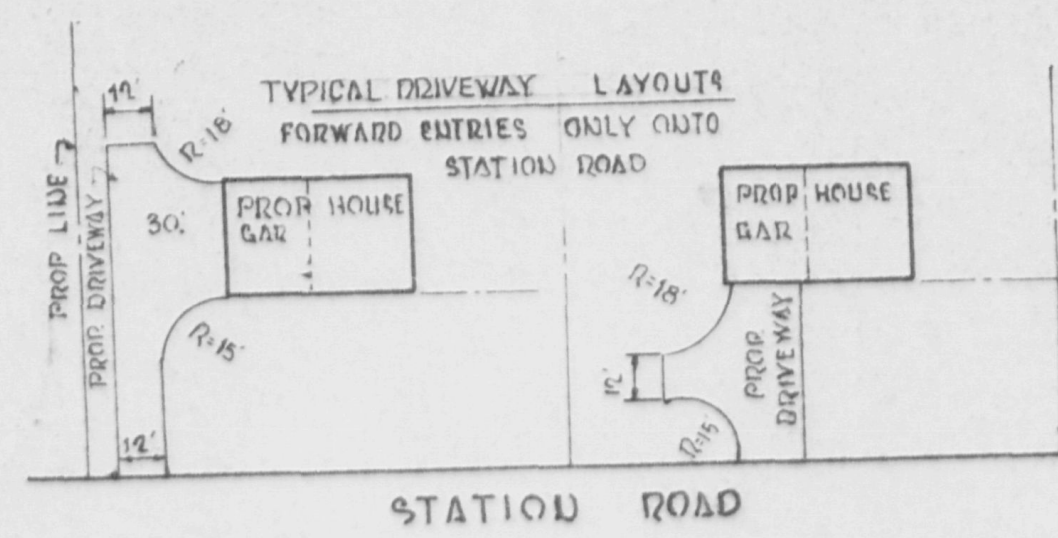
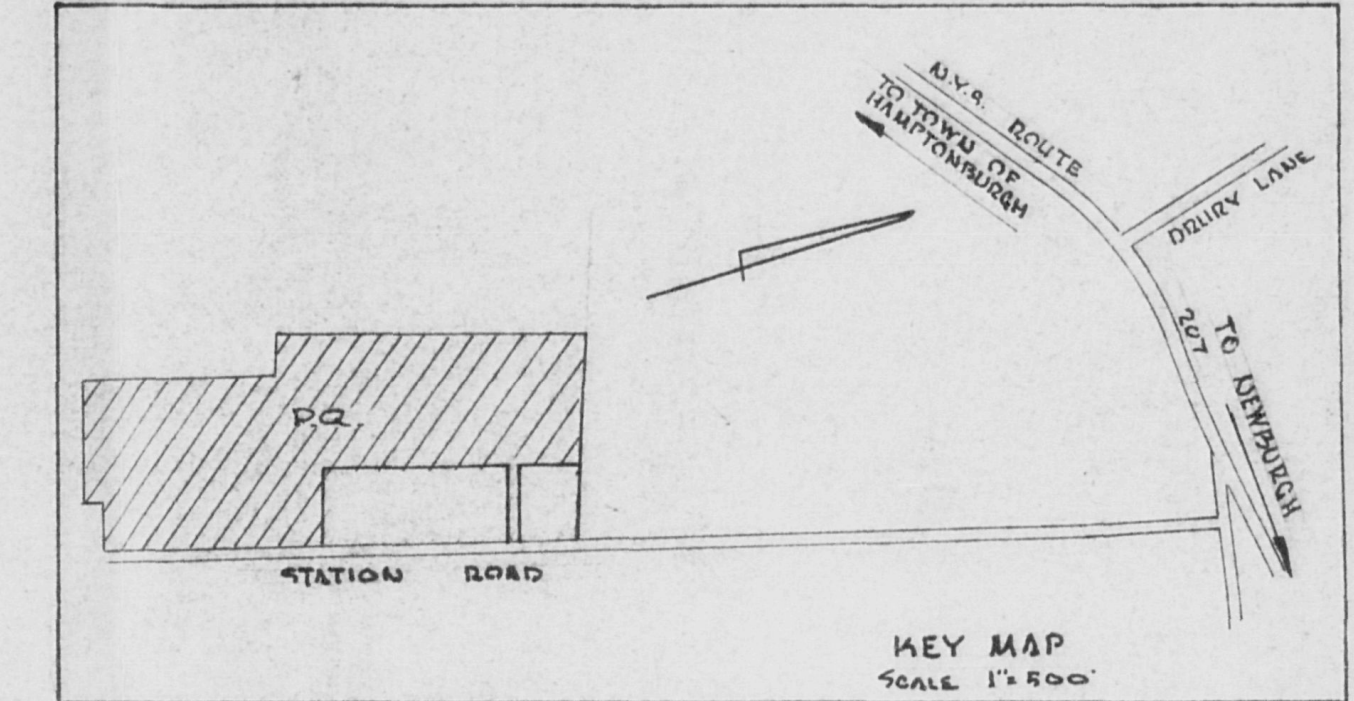
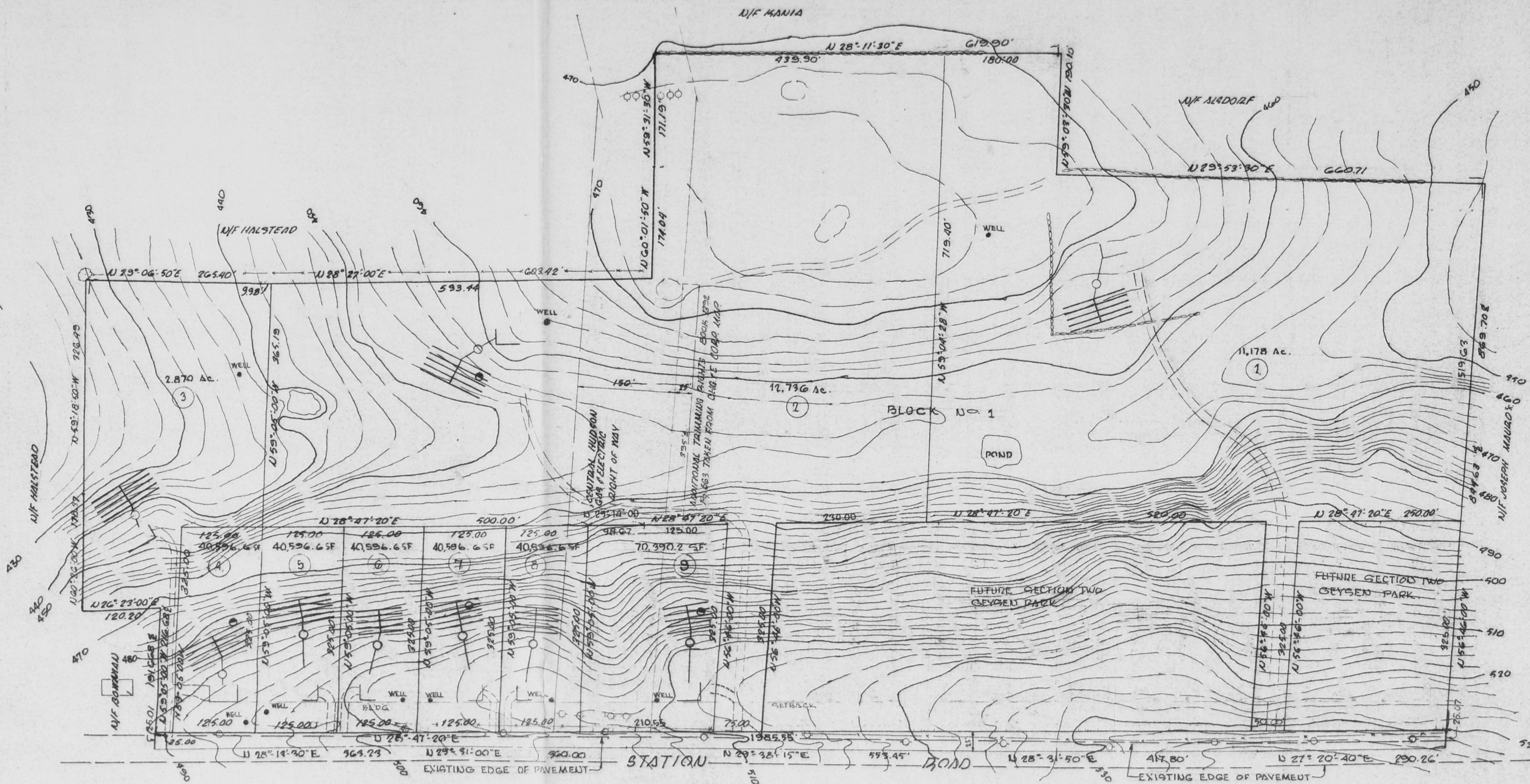
ZONE 6A  
NO. OF LOTS 17  
MIN. LOT WIDTH 125' FT  
MIN. LOT SIZE 40,000 SF  
LOT DEPTH 800' FT  
FRONT YARD 45' FT  
ONE SIDE YARD 30' FT

SUBDIVIDER  
ISRAEL HERSKOWITZ  
87 WEST MAPLE AVE  
MONROE, NEW YORK, 10852

PRE-PRELIMINARY  
GEYSEN PARK  
TOWN OF NEW WINDSOR, ORANGE CO., N.Y.  
RAIMONDI ASSOCIATES, P.C.  
MONROE, NEW YORK  
SCALE 1" = 100' JAN. 3, 1973

REV FEB 5, 1973  
REV FEB 24, 1975  
LIC. NO. 40712





Note: ALL ADJACENT DRIVEWAYS TO BE COMMON WHERE POSSIBLE AND CONSTRUCTED IN A MANNER AS TO PROVIDE FOR FORWARD ENTRY OUTTO STATION ROAD.

45' BUILDING SETBACK LINE

Note: 12" DRIVEWAY CURBS TO BE PROVIDED WHERE REQUIRED.

NOTE:  
Boundary Data Shown is in Accordance With Survey by Floyd C. Carr, Dated Nov. 10, 1964, Rev. Dec. 15, 1964, Jan. 10, 1973.

NOTE:  
Topographic Data Based On U.S.G.S. Datum.

Town of New Windsor  
Tax Map  
Section 29  
Block 1  
Lot 29

ZONE RA  
NO. OF LOTS 9  
MIN. LOT WIDTH 125' FT.  
MIN. LOT SIZE 40,000 S.F.  
LOT DEPTH 200 FT.  
FRONT YARD 45 FT.  
ONE SIDE YARD 20 FT.  
TOTAL AREA OF TRACT 41.783.

RECORD OWNER AND SUBDIVIDER  
ISRAEL HERSHKOWITZ  
27 WEST MAPLE AVENUE  
MONROE, N.Y. 10952

• WELL SITE  
• GULL LOG ADJ. PERCOLATION TEST.

This is to Certify That All Lots and Parcels Shown On This Subdivision Plat Comply With the Requirements of The Zoning Ordinance of The Town of New Windsor And Are Suitable for Development Under the Provisions of That Ordinance.

The subdivider has irrevocably offered to cede title to the Town of New Windsor for the widening of station road and has filed with the town appropriate documents to this effect.

*Paul Herskowitz*  
Subdivider's signature

SURVEY CERTIFIED BY FLOYD C. CARR, L.S., AS TO BOUNDARY ONLY, DATED Nov. 10, 1964, AND REVISED Dec. 15, 1964, AND JAN. 10, 1973.

FINAL MAP  
SUBDIVISION OF  
GEYSEN PARK  
SECTION ONE  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, N.Y.  
RAIMONDI ASSOCIATES P.C.  
MONROE, NEW YORK

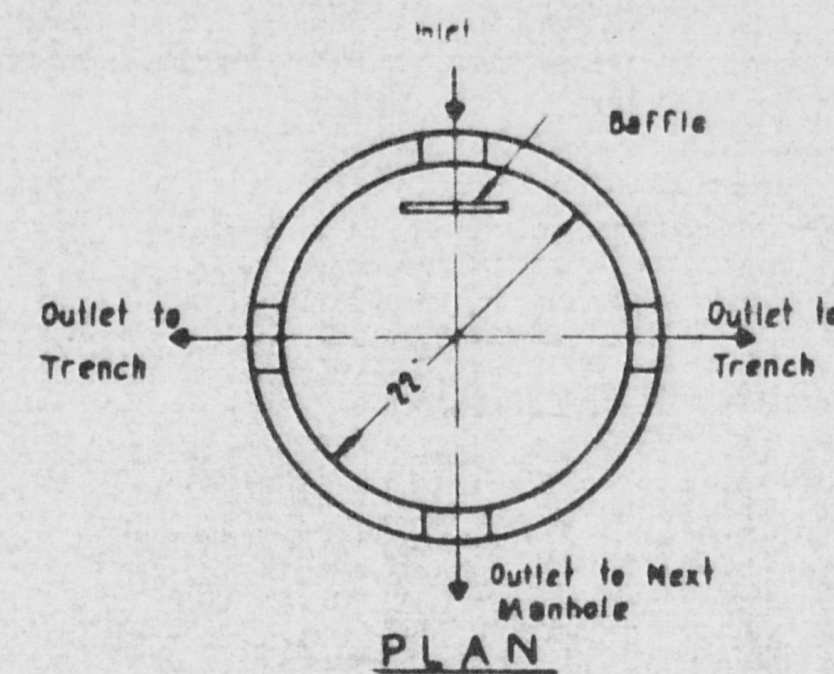
SCALE 1"=100'  
APR 1973  
REV. Nov. 1, 1973  
REV. Dec. 24, 1974  
LIC. NO. 40212

REVISIONS 2/6/79  
1. LOTS 1-8 DELETED, SHOWN AS FUTURE SECTION TWO.  
2. LOTS 9-17 RENUMBERED AS 1-9.  
3. LOT NO. 9 HAS BEEN ENLARGED, LOT NO. 2 REDUCED IN SIZE.  
4. NOTE: NO. OF LOTS, 17 REVISED TO NO. OF LOTS 9.  
5. KEY MAP ALTERED TO SHOW SECTION ONE AS SHARED AREA.  
6. TITLE TO READ GEYSEN PARK SECTION ONE.



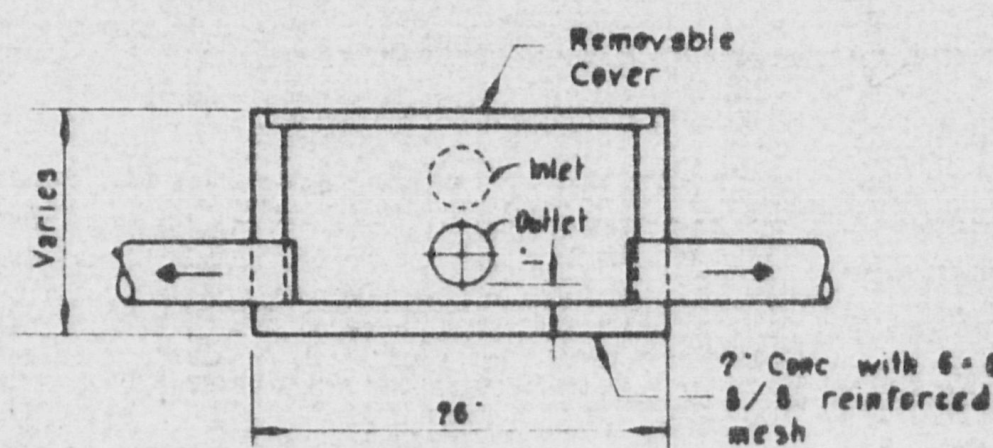
This is to certify that the proposed arrangements for water supply and sewage disposal for this tract subdivided in accordance with plans on file in the office of the County Department of Health are hereby approved. Consents hereby given to the filing of the map on which this endorsement appears in the office of the County Clerk in accordance with the provisions of Section 1117 of the Public Health Law.

ASSISTANT COMMISSIONER



# NOTES

1. All laterals to be equal in length and not to exceed 60' in length from distribution box.
2. If garbage disposal units are used, septic tanks are to increase in size by 50%.
3. Tile field to drainage ditches or underdrains to be 25' Minimum.
4. Cellar drains, roof drains and footing drains not to be discharged in vicinity of tile fields.
5. Driveways not to be constructed over tile fields.
6. Maximum fill or cut in area of tile field to be 1'-0".
7. Maximum number of bedrooms, present or future, to be 4.
8. Tile fields shown on map are for 4 bedroom dwellings.
9. Tile field to street R.O.W. line to be 15' minimum.
10. Septic Tank shall be Omega Conc. Products, Inc. Dura 12" 110 or Equal.

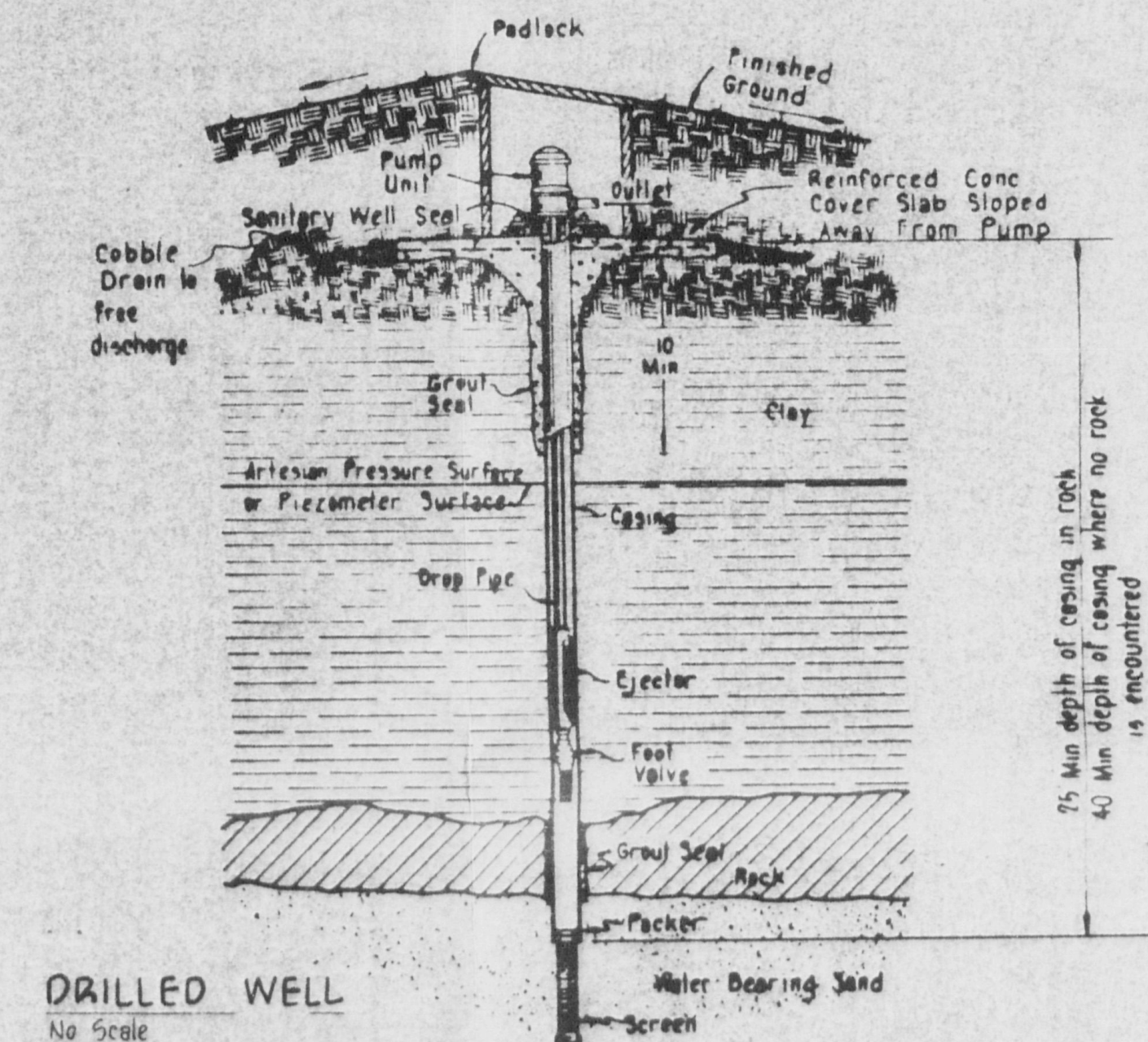


## SECTION

## DISTRIBUTION BOX & DROP MANHOLE DETAIL

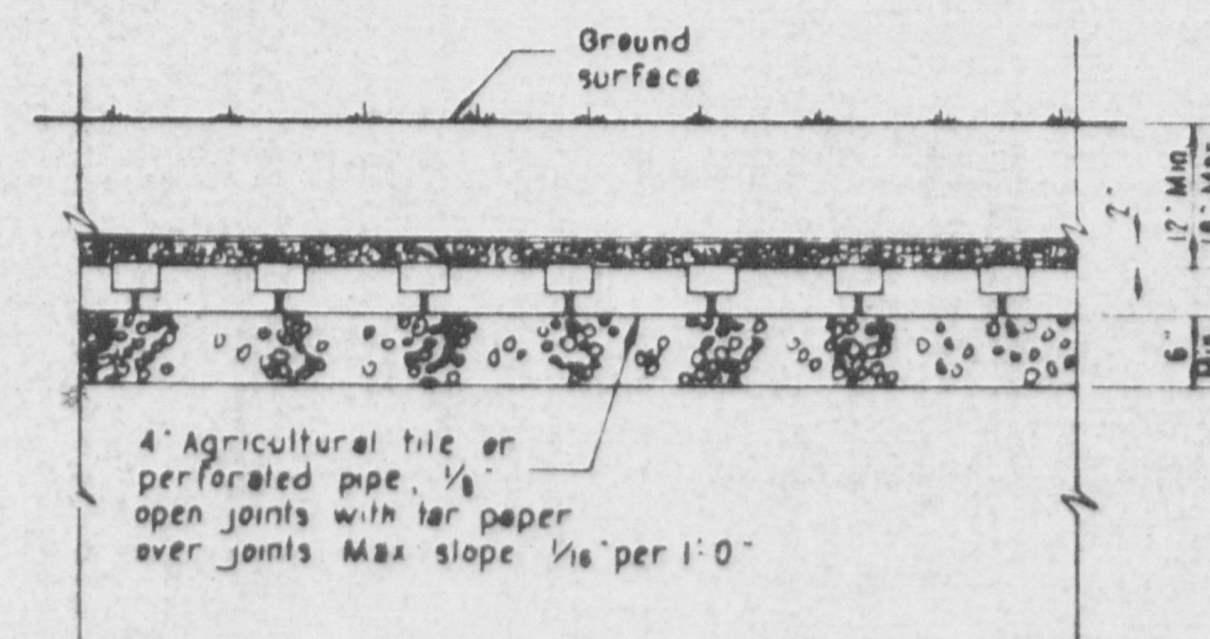
No Scale

DESIGN DATA					
LOT NO.	NO. OF BEDROOMS	SEPTIC TANK CAPACITY	PERC RATE	LINEAL FEET OF TILE REQUIRED	PROVIDED
1 THRU 5	4	1000 GAL	40-60 Min/in	975	900
6 THRU 9	3	1000 GAL	31-46 Min/in	250	—
	4	1000 "	Min/in	994	950



## DRILLED WELL

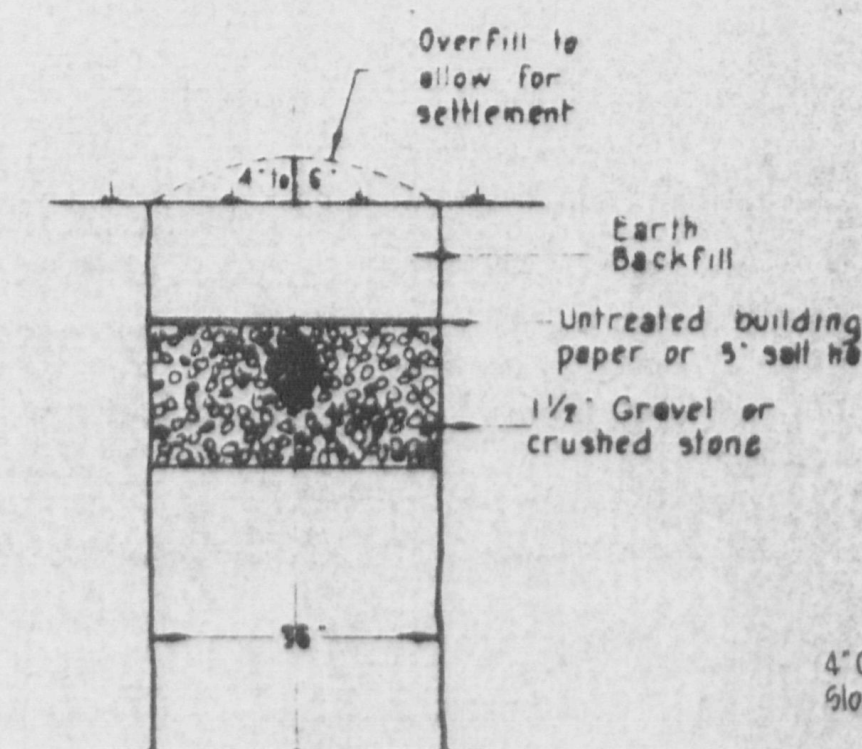
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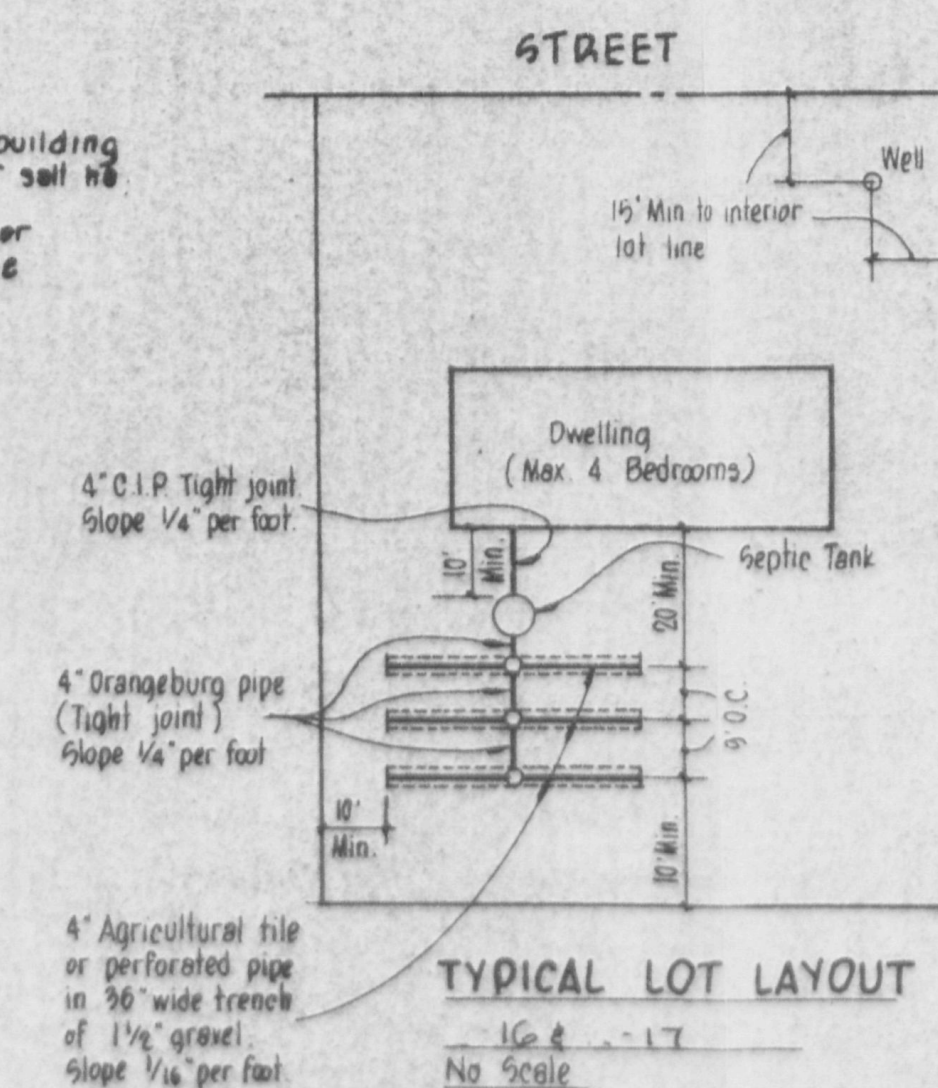
## LONGITUDINAL SECTION

## TILE FIELD TRENCH DETAIL

Scale 3/4" = 1'-0"

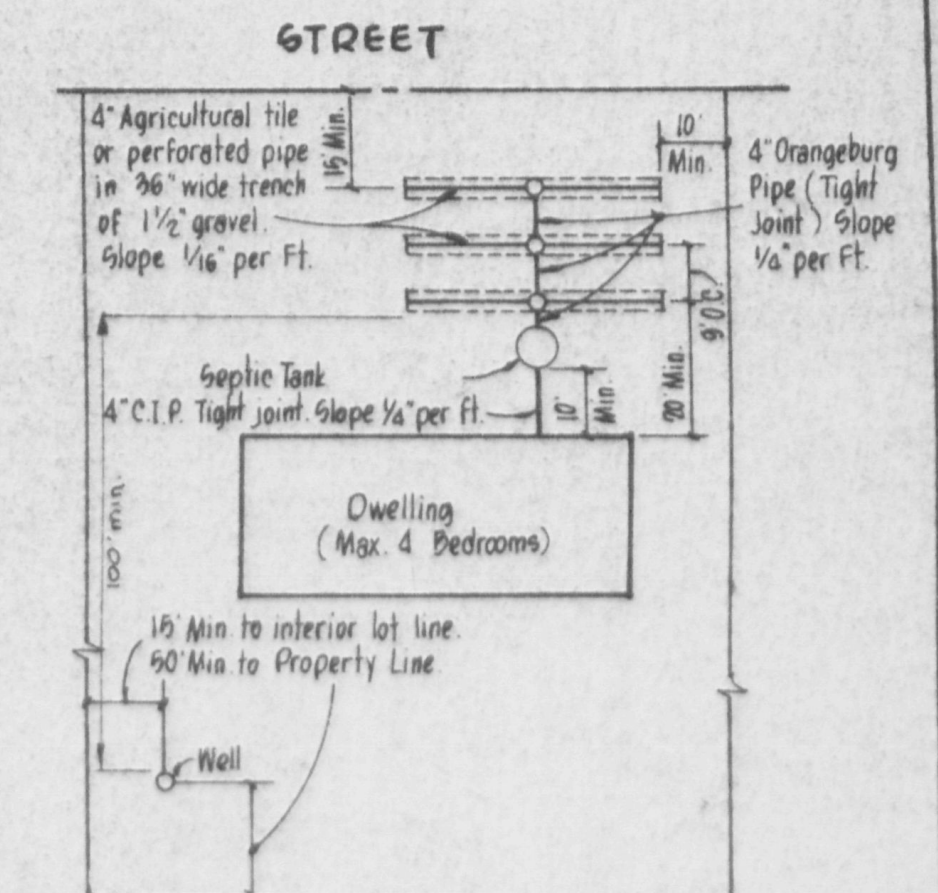


## CROSS SECTION



## TYPICAL LOT LAYOUT

No Scale



## TYPICAL LOT LAYOUT

No Scale

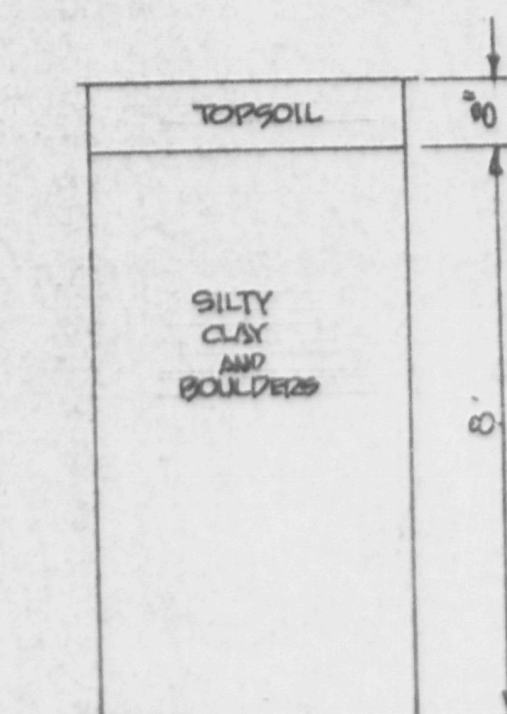
SUBDIVISION OF  
GEYSEN PARK-SECTION ONE  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK

RAIMONDI ASSOCIATES, P.C.  
Monroe, New York

1056 P. 1056  
N.Y. P.E. & L.S. License N° 40212

NOTE: SHEET 1 TO BE FILED WITH SHEET 2

72-700  
SHEET 2 of 2



## TYPICAL SOIL LOG

REVISIONS: 1/16/74  
1. DESIGN DATA WAS REVISED AS PER NEW LOT LAYOUTS  
2. TITLE REVISED TO READ GEYSEN PARK-SECTION ONE  
3. NOTE NO. 10 REVISED TO READ OMEGA CONC. PRODUCTS, INC. DURA 12" 110 OR EQUAL

SURVEY CERTIFIED BY FLOYD C. CASE,  
L.S., AS TO BOUNDARY ONLY, DATED  
NOV. 15, 1964, AND REVISED DEC. 15, 1964,  
AND JAN. 10, 1973.

F. C. Case